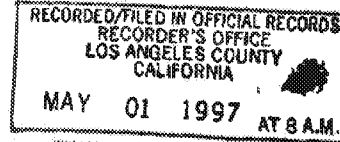


97 662799

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:  
 BASIL J. PIAZZA AKA  
 BILL PIAZZA AND BETTE PIAZZA  
 27001 PINJARA CIRCLE  
 MISSION VIEJO, CA 92691-4444

MAIL TAX STATEMENTS TO  
 AS ABOVE SET FORTH



FIDELITY NATIONAL TITLE INSURANCE COMPANY

APN 6222-005-022

GRANT DEED

FEE \$10	1
	2

THE UNDERSIGNED GRANTORS DECLARE(S):

DOCUMENTARY TRANSFER TAX IS \$920.70

( X ) COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR

( ) COMPUTED ON FULL VALUE LESS VALUE OF LIENS AND ENCUMBRANCES  
 REMAINING AT TIME OF SALE.

( ) UNINCORPORATED AREA: ( X ) CITY OF SOUTH GATE, AND

FOR VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ERNEST BALISKI, SURVIVING CO-TRUSTEE OF THE BALISKI-BALISKI FAMILY TRUST  
 DATED JULY 6, 1984

HEREBY GRANT(S) TO:

BASIL J. PIAZZA ALSO KNOWN AS BILL PIAZZA AND BETTE J. PIAZZA, HUSBAND AND  
 WIFE AS JOINT TENANTS

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF SOUTH GATE,  
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA:

PARCEL 1, AS SHOWN UPON PARCEL MAP NO. 16 FILED IN BOOK 69, PAGES 77 AND  
 78 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

\*THIS DEED IS GIVEN TO CONSUMMATE THAT CERTAIN OPTION TO PURCHASE THE  
 SUBJECT PROPERTY, PURSUANT TO THAT CERTAIN LEASE DATED OCTOBER 5, 1993, BY  
 AND BETWEEN BALISKI-BALISKI FAMILY TRUST, AS LESSOR AND BILL AND BETTE  
 PIAZZA, AS LESSEE.

DATE: APRIL 21, 1997

ERNEST BALISKI, SURVIVING CO-TRUSTEE OF THE BALISKI-BALISKI FAMILY TRUST  
 DATED JULY 6, 1984

BY: *Ernest Baliski, Trustee*  
 ERNEST BALISKI, TRUSTEE

PAGE 1  
 CONTINUED ON PAGE 2

ESCROW NO. 97-26090-TD

ORDER NO. 61850-CT

PAGE 2 OF 2

GRANT DEED DATED APRIL 21, 1997 EXECUTED BY ERNEST BALISKI, SURVIVING  
CO-TRUSTEE OF THE BALISKI-BALISKI FAMILY TRUST DATED JULY 6, 1984, IN  
FAVOR OF BASIL J. PIAZZA ALSO KNOWN AS BILL PIAZZA AND BETTE J. PIAZZA,  
HUSBAND AND WIFE AS JOINT TENANTS

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } ss

ON APRIL 29, 1997 BEFORE ME, THE UNDERSIGNED, A NOTARY  
PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
ERNEST BALISKI

PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY  
EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN  
INSTRUMENT AND ACKNOWLEDGES TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN  
HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR  
SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY UPON BEHALF  
OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

*[Handwritten Signature]*



ESCROW NO. 97-26090-TD

ORDER NO. 61850-CY

97 662799